

Mary Lou Terrien

From: Tina Patterson <tina.m.patterson@gmail.com>
Sent: Tuesday, February 23, 2016 10:48 PM
To: Mary Lou Terrien; Rep. Chris Afendoulis (District 73); Rep. Lee Chatfield (District 107)
Subject: Opposition to Proposed HB 5232

Dear Legislators of the State of Michigan:

My name is Tina Patterson. I am a lifelong resident of the Historic Boston Edison neighborhood in Detroit, and my family has owned our home in that neighborhood for 50 years. I am an active member of my community, where I serve on the board of directors of the Historic Boston Edison Association, the oldest neighborhood association in Detroit. With over 900 homes in our neighborhood, the large majority of which are occupied, not one person I've heard from, NOT ONE, has supported Proposed Bill HB 5232, thought this amendment was necessary, or even thought this was a good idea!

I am absolutely appalled by this bill for the negative impact on the property value of thousands of homeowners and property owners of historic districts statewide, but particularly in Detroit, with 160 historic districts alone, including buildings that are tourist magnets. This includes not just local and state, but national treasures, such as the Fisher Building, Fox Theatre, the Guardian Building, Michigan Central Station, and the Penobscott Building, just to name a few. Further, this proposed amendment threatens the value to historic buildings that have undergone or are scheduled for significant redevelopment, including the Herman Keifer complex, the Book Cadillac Building, and Lee Plaza. This is in Detroit alone. Imagine the damage to be done statewide with the passage of this amendment, or have you even given it any thought?

What I find most disturbing, however, is the argument that this bill protects property rights, when in actuality, it was introduced with absolutely zero input from us, the homeowners, residents, and property owners of these historic districts around the State. If this bill was truly intended as an individual property rights issue, then why weren't we consulted? How was no thought given to the impact it would have on us, the very people who have occupied and maintained these homes and buildings for decades?

Further, it is clear that this bill was poorly constructed considering the long term effects after the 10 year automatic dissolution. City wide elections, every ten years? Would these be special elections, or would we have to wait until the next election year to vote to reinstate our districts? That is of course, after securing the absurdly high 2/3 majority vote needed by the former district to even get on the ballot. Do you understand or even care about the administrative nightmare that would cause? Also, what effect would this have on the nationally designated historic districts and buildings? Yet another consideration, and serious legal issue, completely ignored.

Shame on this Legislature for pulling this move so quickly with no regard for the property rights and interests of thousands of us who reside in these districts, and with the audacity to say this is to protect our rights. This is not a property rights issue. This is a campaign finance issue, and this bill is detrimental to the entire State. Ignore the money and put the people first. Do your duty as public servants to the people of the State of Michigan. Listen to the people, not the money, and eliminate this bill. If this passes, this will be your legacy. I'm sure the long term value of saving our historic districts by eliminating this proposal will be considerably worth more for the great State of Michigan than any amount of money any lobbyists can offer.

Thank you.